

#### 4-2-120A

DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS			
	CN	CV	CA
LOT DIMENSIONS			
Minimum Lot Size <i>for lots created after Nov. 10, 2004</i>	5,000 sq. ft.	25,000 sq. ft.	<del>None, except: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC 4-3-040. 5,000 sq. ft.</del>
Minimum Lot Width/Depth <i>for lots created after Nov. 10, 2004</i>	None	None	None
LOT COVERAGE			
Maximum Lot Coverage for Buildings	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.
DENSITY (Net Density in Dwelling Units per Net Acre)			
Minimum Net Residential Density <sup>9</sup>	None	20 dwelling units per net acre.	<del>None, except in the NE Fourth, Puget, Rainier, and Sunset Business Districts (see maps in RMC 4-3-040): 10 dwelling units per net acre.</del>
Maximum Net Residential Density <sup>9</sup>	4 dwelling units per structure. <b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-065</a> .	80 dwelling units per net acre. <b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-065</a> .	<del>20- 60 dwelling units per net acre. 60 dwelling units per acre within the NE Fourth, Puget, Rainier, and Sunset Business Districts for buildings with mixed commercial and residential use in the same building. The 60 dwelling units per acre only applies to the parcel and/or parcels that contain the mixed use building. See maps in RMC 4-3-040. Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065.</del>
SETBACKS			
Minimum Front Yard <sup>18</sup>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
Maximum Front Yard <sup>18</sup>	15 ft. <sup>15</sup>	15 ft. <sup>15</sup>	<del>None, except 15 ft.<sup>15</sup> in the Rainier Avenue;</del>

			<del>Sunset, NE Fourth and Puget Business Districts. See maps and standards in RMC 4-3-040.</del>
Minimum Side Yard Along a Street <sup>18</sup>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
Minimum Freeway Frontage Setback	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
Minimum Rear Yard <sup>18</sup>	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Minimum Side Yard <sup>18</sup>	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts <del>or is adjacent to</del> a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
Clear Vision Area	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a> .
BUILDING LIMITATIONS			
Maximum Gross Floor Area of Any Single Commercial Use on a Site	5,000 gross sq. ft. The maximum size shall not be exceeded except by conditional use permit. <sup>2,9</sup> These restrictions do not apply to residential uses subject to net density limitations.	None	None <del>except:</del> <del>a. In the NE Fourth Business District: 65,000 gross sq. ft.</del> <del>b. In the Puget and Sunset Business Districts: 35,000 sq. ft.</del> <del>Restrictions do not apply to uses subject to net density limitations and grocery stores (see maps in RMC 4-3-040).</del>
Maximum Gross Floor Area of Any Single Office Use on a Site <sup>2,9</sup>	3,000 gross sq. ft. The maximum size shall not be exceeded except by conditional use permit. <sup>2,9</sup> These restrictions do not apply to residential uses subject to net density limitations.	None	None <del>except:</del> <del>a. In the NE Fourth Business District: 65,000 gross sq. ft.</del> <del>b. In the Puget and Sunset Business Districts: 35,000 sq. ft.</del>

			<del>The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site.<sup>2,9</sup> These restrictions do not apply to residential uses, which are subject to not density limitations. (See maps in RMC <u>4-3-040</u>.)</del>
Building Orientation	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.	See urban design regulations in RMC <u>4-3-100</u> . Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot. The front entry of residential only uses shall be oriented to a public or private street developed to the required standards in RMC <u>4-6-060</u> .	<del>N/A except in the NE Fourth, Puget, Rainier, and Sunset Business Districts. See RMC <u>4-3-040</u> for standards.</del>
LANDSCAPING			
Minimum On-Site Landscape Width Required Along the Street Frontage	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process.	10 ft., except where reduced through the site plan development review process. <del>There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset Business Districts. See maps and standards at RMC <u>4-3-040</u>.</del>
Minimum On-Site Landscape Width Along the Street Frontage Required When a Commercial Lot is <i>Adjacent</i> <sup>8</sup> to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	15 ft. wide sight-obscuring landscape strip. <sup>3,5</sup> If the street is a designated principal arterial, <sup>1</sup> non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process.	15 ft. wide landscape buffer is required <sup>3</sup> unless otherwise determined by the Reviewing Official through the site plan development review process.	15 ft. wide <del>sight-obscuring</del> landscape strip. <sup>3,5</sup> <del>If the street is a designated principal arterial<sup>1</sup> non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process. There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset Business Districts. See maps and standards at RMC <u>4-3-040</u>.</del>
Minimum Landscape Width Required When a Commercial Lot Is <i>Abutting</i> <sup>7</sup> Property Zoned	15 ft. wide landscaped visual barrier consistent with the definition in RMC <u>4-11-120</u> . A 10 ft. sight-obscuring landscape	15 ft. wide landscaped visual barrier consistent with the definition in RMC <u>4-11-120</u> . A 10 ft.	15 ft. wide landscaped visual barrier consistent with the definition in RMC <u>4-11-120</u> . A 10 ft. sight-obscuring landscape strip

Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM	strip may be allowed through the site plan development review process. <sup>3,4</sup>	sight-obscuring landscape strip may be allowed through the site plan development review process. <sup>3,4</sup>	may be allowed through the site plan development review process. <del>There are additional landscaping standards for pedestrian connections in the NE Fourth, Puget, Rainier and Sunset Business Districts. See maps and standards at RMC 4-3-040.</del> <sup>3,4</sup>
<b>HEIGHT</b>			
Maximum Building Height, <sup>14,16</sup> except for Public uses with a "Public Suffix" (P) designation <sup>20</sup>	35 ft. In no case shall height exceed the limits specified in RMC <a href="#">4-3-020</a> .	50 ft., except 60 ft. if the ground floor of the building is in commercial use.	50 ft., except <del>35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. See maps in RMC 4-3-040.</del> 60 ft. for mixed use (commercial and residential) in the same building. Heights may exceed the maximum height with a Conditional Use Permit. <sup>16</sup> In no case shall height exceed the limits specified in RMC <a href="#">4-3-020</a> .
Maximum Height for Wireless Communication Facilities	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .	See RMC <a href="#">4-4-140G</a> .
<b>SCREENING</b>			
Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)	See RMC <a href="#">4-4-095</a> .	See RMC <a href="#">4-4-095</a> .	See RMC <a href="#">4-4-095</a> .
Refuse or Recyclables	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .
<b>PARKING</b>			
General	See RMC <a href="#">10-10-13</a> and RMC <a href="#">4-4-080</a> .	See RMC <a href="#">10-10-13</a> and RMC <a href="#">4-4-080</a> .	See RMC <a href="#">10-10-13</a> and RMC <a href="#">4-4-080</a> . <del>For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC 4-3-040. For surface parking, no more than six (6) stalls may be consecutively clustered without an intervening landscaped area the length of the stall.</del>
Required Location for Parking	Businesses Located in Single Family Dwellings or Duplexes: Parking may not occur in front of the building and/or in the	<b>Residential Uses:</b> Required parking shall be located underground or under building (on	<del>N/A. Parking for residential units shall be enclosed within the same building.</del>

	area between the front lot line and the front building line; parking must occur at the side or rear of the property. Parking may be accommodated off site in accordance with RMC <a href="#">4-4-080E(2)</a> or at joint use facilities in accordance with <a href="#">4-4-080E(3)</a> .	the first floor of the structure), or in an attached or detached structure. Any additional parking may not be located between the building and public street unless located within a structured parking garage. <b>Commercial Uses:</b> Parking may not be located between the building and the public street unless located within a structured parking garage. <b>Mixed Use:</b> Joint parking is required subject to RMC <a href="#">4-4-080E(3)</a> .	
<b>PEDESTRIAN ACCESS</b>			
<del>General</del> <u>Pedestrian</u>	A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties.	See urban design regulations in RMC <a href="#">4-3-100</a> .	<del>A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail properties. There are additional standards for the Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts. See RMC <a href="#">4-3-040</a> for maps and standards.</del>
<u>Vehicular</u>			<del>A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA parcels without the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between the building and a public street.</del>
<b>SIGNS</b>			
General	See RMC <a href="#">4-4-100</a> .	See RMC <a href="#">4-4-100</a> .	See RMC <a href="#">4-4-100</a> . <sup>11</sup> <del>There are additional standards for the Rainier Avenue Business District at RMC <a href="#">4-3-040</a>.</del>
<b>LOADING DOCKS</b>			
Location within Site	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot

	adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>
DUMPSTER/RECYCLING COLLECTION AREA			
Size and Location of Refuse or Recycling Areas	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .
CRITICAL AREAS			
General	See RMC <a href="#">4-3-050</a> .	See RMC <a href="#">4-3-050</a> .	See RMC <a href="#">4-3-050</a> .
DESIGN REGULATIONS			
General	N/A	See urban design regulations in RMC <a href="#">4-3-100</a> .	<del>For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC 4-3-040. See urban design regulations in RMC 4-3-100.</del>

(Ord. 4773, 3-22-1999; Ord. 4777, 4-19-1999; Ord. 4803, 10-25-1999; Ord. 4851, 8-7-2000; Ord. 4917, 9-17-2001; Amd. Ord. 4963, 5-13-2002; Ord. 5018, 9-22-2003; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004; Ord. 5153, 9-26-2005; Ord. 5191, 12-12-2005; Ord. 5286, 5-14-2007; Ord. 5330, 12-10-2007; Ord. 5331, 12-10-2007; Ord. 5387, 6-9-2008)